



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☐ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☒ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: 4

4. No. Of Buildable Lots Proposed: 4

5. Zoning District: Dane County

6. Current Owner of Property: Wingra Real Estate, LLC

Address: P.O. Box 44284, Madison, WI 53744

Phone No: 608-271-5555

7. Contact Person: Keri Williams, GreenbergFarrow

Email: kwilliams@greenbergfarrow.com

Address: 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005

Phone No: 781-929-1651

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [Signature]

KERI WILLIAMS / GREENBERGFARROW

Owner's or Authorized Agent's Signature

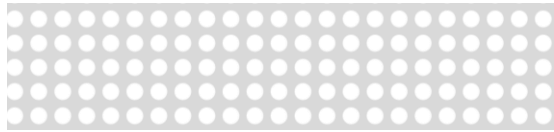
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 6/23/20

Ordinance Section No. _____ Fee Paid: \$695

Permit Request No. CDP-2354-20



Comprehensive Development Plan

**Meijer – FTB
NWQ McKee Road and Fitchrona Road
Fitchburg, Wisconsin**

June 23, 2020



Overview

Purpose and Intent

The purpose of this Comprehensive Development Plan is to assist Meijer with the City of Fitchburg's development process for the proposed Meijer Store and Convenience/Fuel Center to be located at the northwest corner of McKee Road and Fitchrona Road. This information has been outlined in the City of Fitchburg Anton Drive Redevelopment Plan, which is a series of guidelines created for the entire corridor. This Comprehensive Development Plan is not intended to explain all requirements and approvals, and is meant to provide general information, and general guidelines to be met by the Meijer project.

Anton Drive Redevelopment Plan

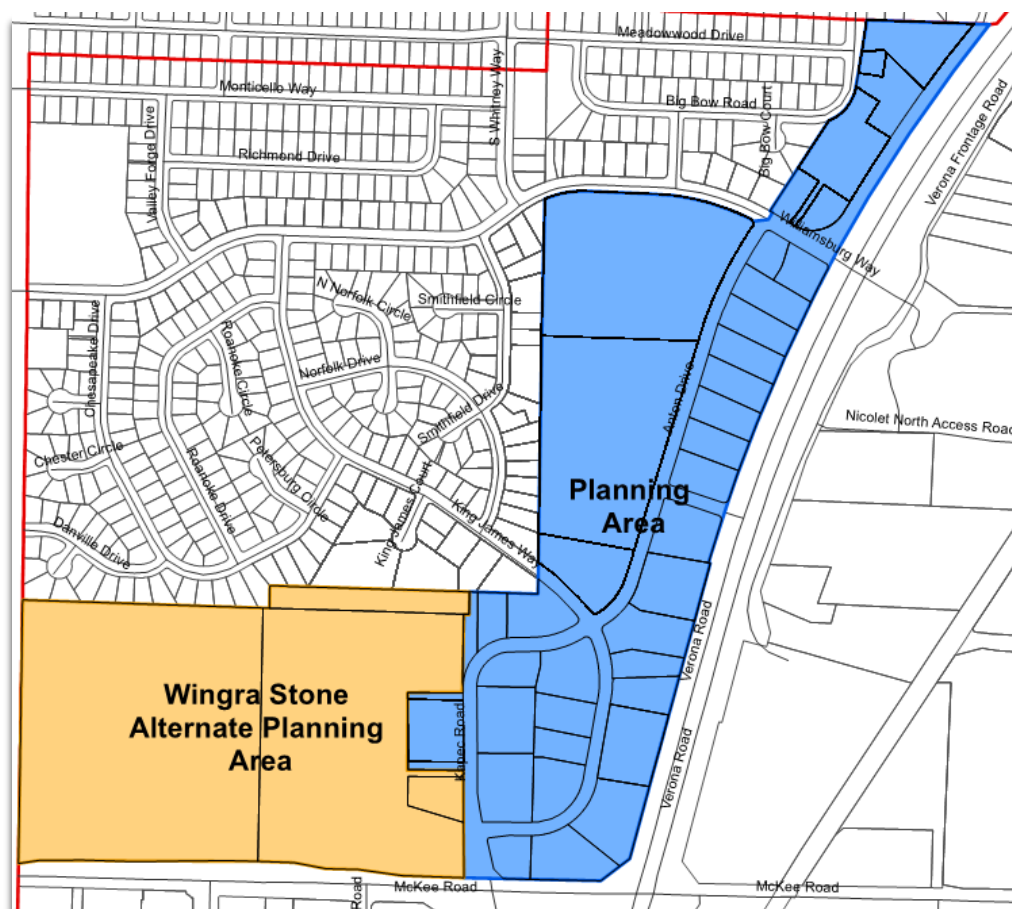


Image is from the City of Fitchburg's Anton Drive Redevelopment Plan

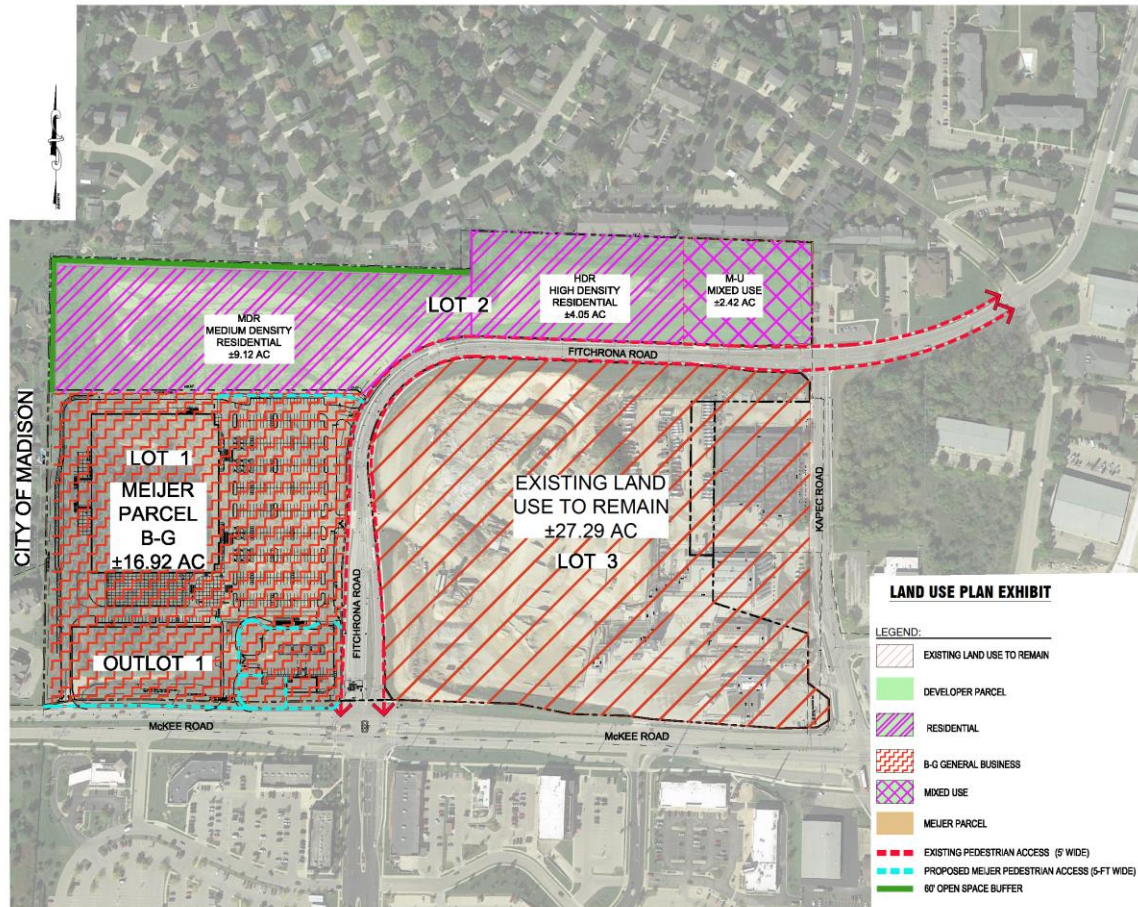
The Anton Drive Redevelopment Plan studies an area approximately 152-acres, which includes all of Wingra Stone Company's 61-acres+/- . The Plan was adopted by the City of Fitchburg's Plan Commission on January 17, 2017 (PCR-01-17), and by the City of Fitchburg's Council on March 28, 2017 (2016-O-28).

The proposed Meijer project will be located on 16.92 acres of the Wingra Real Estate property. The project is located at the northwest corner of McKee Road and Fitchrona Road.

Aerial



Future Land Use



LOT 1 - MEIJER

The Meijer store is a one-story 159,264 sq. ft. building. The adjacent Convenience store & gas station is a one-story 3,376 sq.ft building. Meijer will offer liquor sales, 24-hour operations, pharmacy with drive-thru, an outdoor garden center, and outdoor sales at the store. Monument sign pricing will be located at the intersection of McKee Road and Fitchrona Road. The timing of overall construction and anticipated store opening are not defined by Meijer at this time.

OUTLOT 1

Future outlet is located along McKee Road – an end user will be identified upon Meijer store construction.

LOT 2

Design, construction and timing of future development of lands owned by Wingra are not defined at this time. Future land uses shown on the Land Use Plan are consistent with the Anton Drive Redevelopment Plan.

LOT 3

No future plans or proposed operations have been discussed. Current operations to remain as of 2020.

Implementation

- The Meijer project will require a Comprehensive Development Plan and compliance with design guidelines established within the Anton Drive Redevelopment Plan.
- The project will require a Certified Survey Map (CSM) to subdivide the proposed Meijer property and Wingra properties into four (4) parcels.
 - Lot 1: Meijer Main Store and Convenience Store / Gas Station
 - Lot 2: vacant, undeveloped land
 - Lot 3: Wingra (as of 2020, no future plans or proposed operations have been discussed. Current operations to remain)
 - Outlot 1: Future Outlot (south of Meijer Main store)
 - Fitchrona Road is a public right-of-way dedicated to the City of Fitchburg
- The property is currently zoned Rural Development (R-D) and will need be rezoned to General Business (B-G).



Image is from the City of Fitchburg's Anton Drive Redevelopment Plan

- The Meijer project will require an Architectural Review. City Staff will review exterior building elevations, signage, site lighting, stormwater management, engineering plans, and landscape plans.
- The Meijer project will require a Sign Variance with the Zoning Board of Approval. A Conditional Use permit is required for the gas price sign.

Contents

- Site Design Guidelines
 - Soil Conditions / Environmental Corridor
 - Site Plan
 - Buildings
 - Street Relationship
 - Signage
 - Parking/Bike/Public Transit
 - Stormwater
 - Site Utilities
 - Lighting
 - Traffic Analysis

Site Design Guidelines

The following guidelines describe Meijer's strategy to enhance the Anton Drive planning area, specific to the Meijer project.

Soil Conditions and Environmental Corridor

The existing conditions of the Meijer site has predominantly two (2) types of existing land covers. The two (2) types of land cover are the eastern portion of the site which was formerly a quarry; and the western portion of the site which was formerly disturbed, but not used as a quarry.

The eastern two thirds of the site has been disturbed and filled with clay, silty sands and sands. The disturbed portion of the site drains toward the existing Fitchrona Road right-of-way with ground slopes between 2% along the north to 4% slopes at the southeast end of the site. The disturbed area appears to have been used for quarry operation and has been backfilled with various clays, silt and sand material.

The western one third of the site is steep and covered in brush and trees and drains to the west with average slopes ranging from 10% to 20%. Some areas of the western portion of the site have slopes more than 3-feet horizontal to 1-foot vertical. The upper layers of the existing soils in the western portion of the site appear to be fill material consisting of silty sands, lean clay and sandy lean clays.

The overall infiltration rate of the existing fill soils in the front parking field of the proposed Main store consist of sandy loams and sandy clay loams with an estimated infiltration rate of 0.5 in/hr. based on existing soil textural characteristics.

An on-site wetland investigation was performed and a wetland report was issued on May 19, 2020 by a Wetland scientist. One wetland area (W1) was delineated. Data was also taken where surface water was found on-site. Investigation indicated wetland was not present in those areas. The site history does not reflect wetland presence (Original Land Survey/Bordner Surveys) and site findings concur with the wetland being artificial in nature. The field data, along with the site history and supporting evidence, supported a request with the WDNR for an artificial wetland exemption. On July 5, 2020, the WDNR made a

- The Main Store is constructed of precast concrete with a brick imprint. In addition, limestone wainscoting and pilasters have been added to provide added detail in keeping with the development guidelines and the city's request. The entry towers have reverted back to the flat roof, more contemporary design, and the cornice around the buildings have been updated to a more rectilinear and contemporary stepped design as well. All sides of the building have raised parapets to provide rooftop screening, and the rear of the main store has been provided with additional

interest by the inclusion of relief in the wall expanse, which doubles in function to allow for overflow rain water drainage. All the combined elements above serve to provide for a building with four-sided architecture.

- The Convenience store includes many of the features described above such as raised parapets, decorative cornice all walls, limestone wainscoting and pilasters, as well as a stepped rear wall for additional detail and interest. Faux windows are also included on the sides and rear of the building to add the desired additional glazing to the building.
- All mechanical equipment and loading dock areas will be screened from public view, through the strategic placement of landscaping, architectural design integration, or fencing.
- The architectural design of the Meijer store and the Convenience store & Gas station provide unique and high-quality architectural features, which conforms with the guidelines outlined in the Anton Drive Redevelopment Plan.



Image is an example of brick imprint – Meijer, Manitowoc, WI

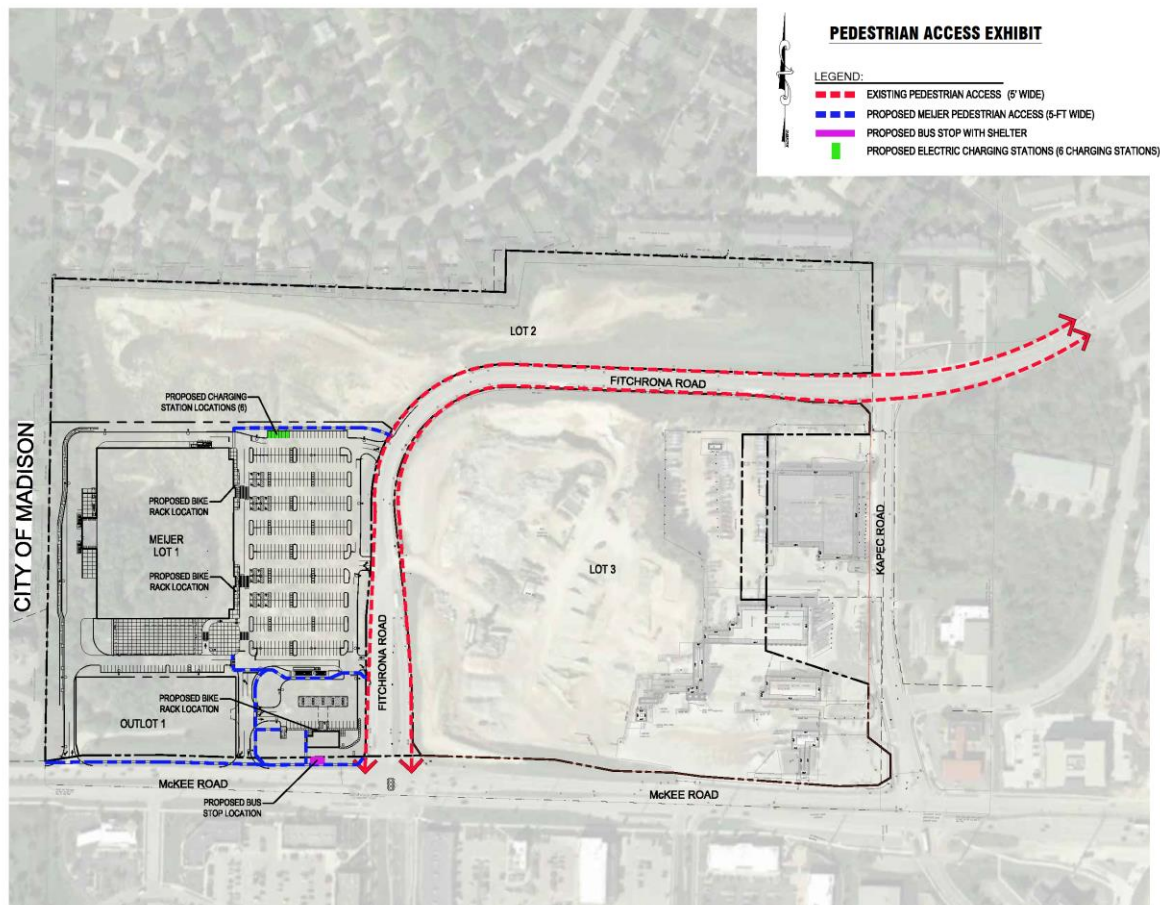
Street Relationship

- The Convenience store & Gas station building is to be located near McKee Road and Fitchrona Road and is designed to “hold” the corner.
- The Convenience store will be built close to the northwest corner of McKee Road and Fitchrona Road with no front-yard parking.
- Building setbacks will be uniform, along the street. Building entrances will be connected to the public sidewalk (along Fitchrona Road and McKee Road), by an accessible path.

Signage

- Signage includes building-mounted wall signs and one (1) free-standing price-point monument sign. The free standing monument sign will be coordinated with landscaping.
- Site signage will complement the building’s color, material and design.

Parking/Bike/Public Transit



- Meijer is proposing pedestrian and vehicle connections, to allow customers to go from the Convenience Store & gas station to the Meijer main store, without using the public street.
- Pedestrian walkways have been provided throughout the site to allow safe access to building entrances.
- Public sidewalk to be constructed in right-of-way along McKee Road (fronting the Meijer project).
- Bicycle parking facilities are proposed in two (2) locations located in front of the Meijer Main store, and one (1) location in front of the Convenience store.
- Parking areas will be landscaped along the edges and within each parking island.
- A buffer will be provided, between the parking areas and adjoining streets, using landscaping. A minimum landscaping height of 2-feet is proposed to partially hide vehicles, while still maintaining some visual connection between parking areas and Fitchrona Road.

- A buffer will be provided between the edge of pavement and the west property line, adjacent to the Madison residential neighborhood. A decorative retaining wall and 6-foot high fence will provide screening between the Meijer Main store building and the adjacent neighborhood.
- Electric vehicle charging stations are planned in the Meijer Main store parking lot.
- Meijer is working with Metro Transit and City of Fitchburg on a new bus stop near the Convenience Store (located on McKee Road).

Stormwater

An underground stormwater detention with infiltration (if possible) is proposed to be located in the front parking lot of the Meijer Main store.

Site Utilities

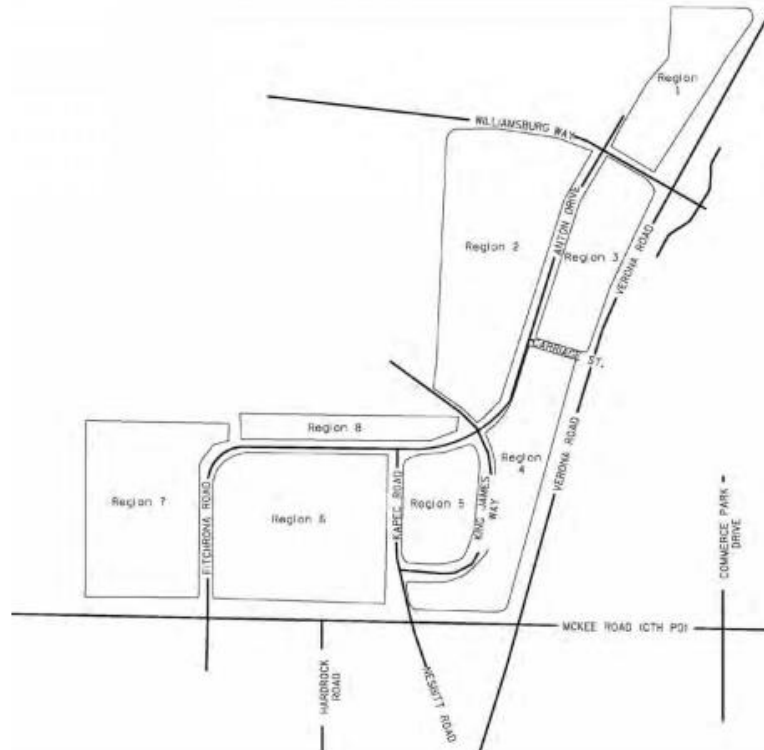
The Meijer project will be serviced by the existing water main and sanitary sewer located in Fitchrona Road. Alliant Energy, and Madison Gas and Electric will provide electric and gas services to the project.

Lighting

- Exterior lights will use “full cutoff” luminaires that light building, parking and walkway surfaces, but do not shine outward into the eyes of drivers or neighboring residents.
- Building wall pack lighting and directed toward the ground, so as to limit light pollution and sky glow.
- Exterior site lighting in the parking areas and drive aisles will be white light poles with LED fixtures that will provide full-cut off and dark sky compliant.

Traffic

The traffic findings, exhibits and recommendations, listed in the City's Anton Drive Redevelopment Plan, were reviewed by SRF Consulting Group – Traffic consultant for the Meijer project.



		New Trips	Total Trips
Region 1	PM IN	10	210
	PM OUT	5	195
Region 2	PM IN	0	240
	PM OUT	0	125
Region 3	PM IN	0	165
	PM OUT	10	175
Region 4	PM IN	0	175
	PM OUT	105	445
Region 5	PM IN	60	65
	PM OUT	110	140
Region 6	PM IN	250	260
	PM OUT	225	235
Region 7	PM IN	340	340
	PM OUT	360	360
Region 8	PM IN	20	75
	PM OUT	15	70

Images are from the City of Fitchburg's Anton Drive Redevelopment Plan

From the Anton Drive Redevelopment Plan, the following provides the allotted trips for Regions 6 (currently Wingra Redi-Mix), 7 (proposed Meijer and medium residential), and 8 (proposed high-residential and mixed use):

Region	New Trips (PM Peak Hour)	Total Trips (PM Peak Hour)
6	250 in, 225 out	260 in, 235 out
7	340 in, 360 out	340 in, 360 out
8	20 in, 15 out	75 in, 70 out

The proposed Meijer site (Meijer store, Convenience store/gas station, outlot) will have the following trip generation:

Region	New Trips (PM Peak Hour)	Total Trips (PM Peak Hour)
7 (Meijer portion)	270 in , 275 out	430 in , 435 out

For regions 7 and 8, the SRF Consulting Group made the following assumptions based on future land use plan:

- Medium-density residential: minimum 7,200 sf lot for single-family home (per City zoning) = 56 single-family homes
- High-density residential: assume 0.25 FAR of site, minimum 10,000 sf building footprint (per City zoning), assume 8 dwelling units per building (per City zoning) = 36 multi-family homes
- Mixed-use: assume medical/dental office building ; assume 0.25 FAR (26,700 sf building); assume 20 dwelling units above office (per City zoning)

With these assumptions, here is the trip generation of these developments:

Region	New Trips (PM Peak Hour)	Total Trips (PM Peak Hour)
7 (non-Meijer portion)	35 in, 20 out	35 in, 20 out
8 (residential)	15 in, 10 out	15 in, 10 out
8 (mixed-use)	55 in, 65 out	55 in, 65 out

The following table shows the summation of the Meijer site and adjacent parcels:

Region	New Trips (PM Peak Hour)	Total Trips (PM Peak Hour)	Difference
6	250 in, 225 out	260 in, 235 out	No change
7	305 in, 295 out	465 in, 455 out	Less new trips than plan, more total trips than plan
8	70 in, 75 out	70 in, 75 out	More new trips than plan, about same total trips than plan

Based on these assumptions and findings, the redeveloped Region 7 (Meijer and residential) produces fewer new trips, but more total trips. Given the land uses that are proposed for the Meijer site, this is expected given that multiple, complementary land uses will attract trips from existing traffic (i.e. pass-by) and foster multiple trips onsite (i.e. linked trips). While the amount of total trips are higher than what was assumed in the plan, these additional trips are coming from traffic that is currently on the roadway system to use the site (i.e. does not add new traffic to the network) or are multi-use trips that travel internally and do not use the external roadways.

If Region 7 and Region 8 are added together, the number of new trips they produce is similar to what was assumed for new trips from these parcels. This is important to note as the assumptions made for Region 8 exceed the number of new trips allotted for this area.

DRAFT

CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin

LEGEND

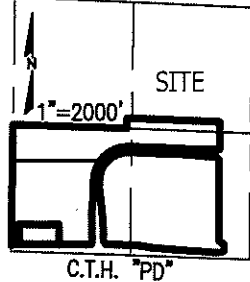
- INDICATES FOUND 1" IRON PIPE
- Indicates set 1.315" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
- INDICATES FOUND IRON ROD
- INDICATES FOUND CONC. MONUMENT
- ⓓ DEDICATED FOR PUBLIC R.O.W.

All bearings are referenced to the Dane County Coordinate System in which South line of the SW 1/4 bears N88°12'32"W.

OWNER:
WINGRA REAL ESTATE, LLC
PO BOX 44284
MADISON WI 53744

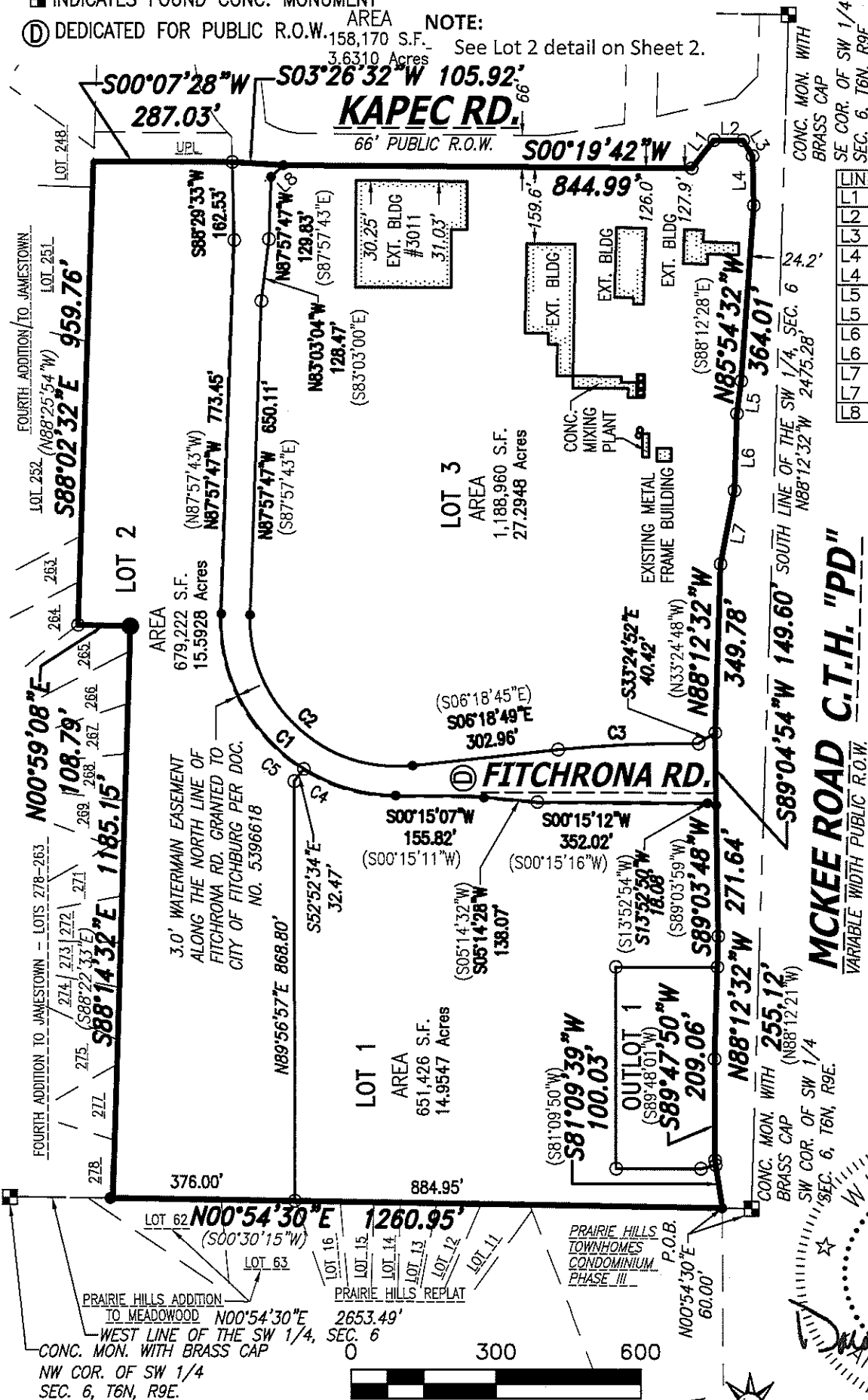
NOTE:
See Lot 2 detail on Sheet 2.

VICINITY MAP
SW 1/4 SEC. 6-6-9



LINE	BEARING	DIST.
L1	S52°17'46"E	74.26'
L2	S00°17'26"W	60.56'
L3	S59°24'24"W	37.72'
L4	S88°22'50"W	102.87'
L5	(N88°22'54"E REC)	
L6	N82°12'43"W	68.92'
L7	(S82°12'39"E REC)	
L8	N88°12'32"W	159.48'
L9	(S88°12'28"E REC)	
L10	N79°11'09"W	155.27'
L11	(S79°11'05"E REC)	
L12	N43°18'35"W	35.34'

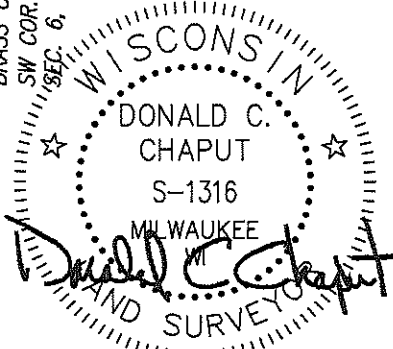
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	581.50'	363.00'	91°47'03"	S46°08'43"W		521.29'
C2	520.11'	303.00'	98°21'04"	S42°51'42"W		458.57'
C4	200.90'	363.00'	31°42'37"	S16°06'30"W		198.35'
C5	380.60'	363.00'	60°04'26"	S62°00'02"W		363.41'
C3	291.14'	2530.00'	6°35'36"	S02°33'29"E		290.98'



CHAPUT
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234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

1 inch = 300 ft.
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



Date: June 15, 2020
Dwg. No. 3476-far
Sheet 1 of 5 Sheets

DRAFT

CERTIFIED SURVEY MAP NO. _____

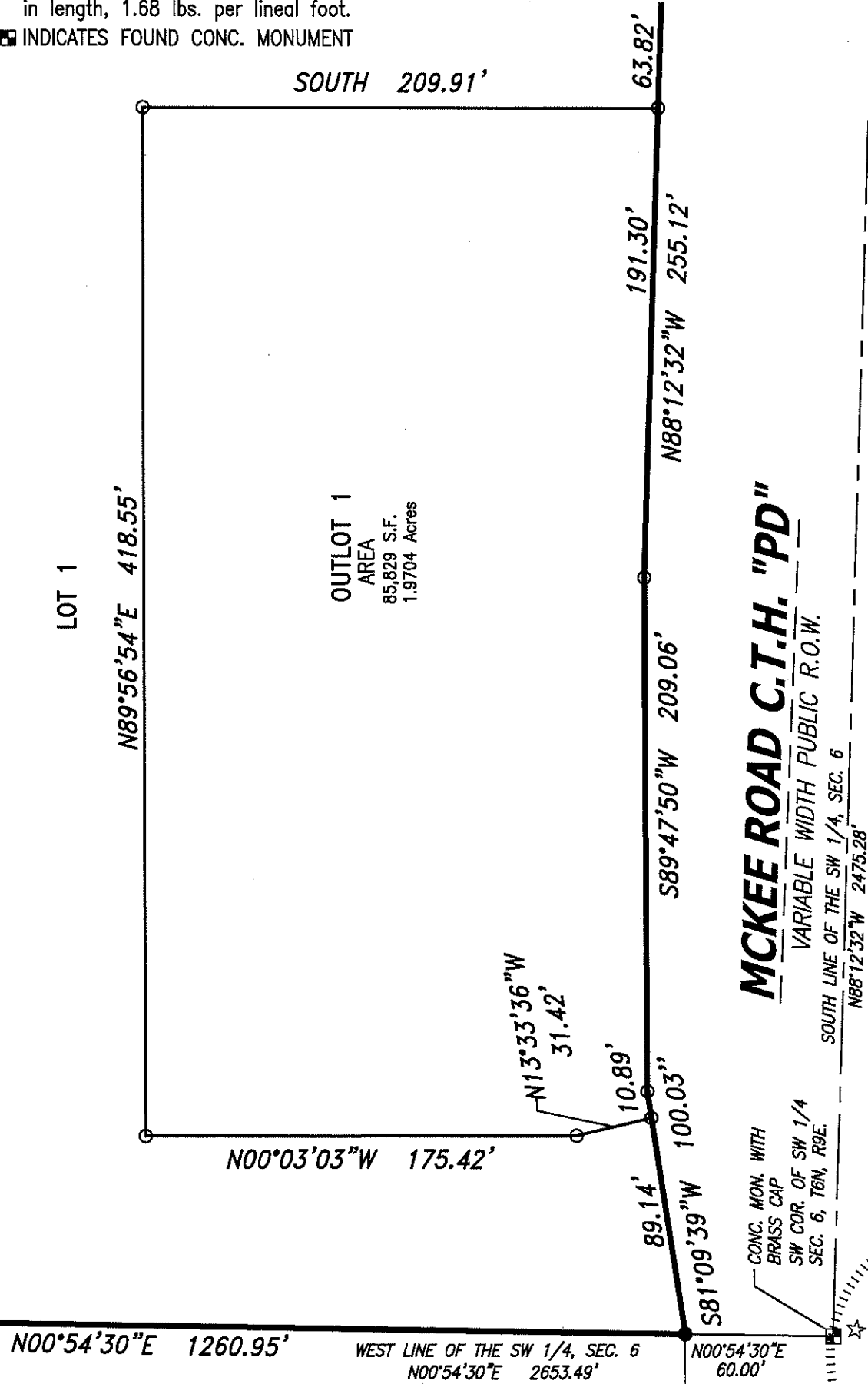
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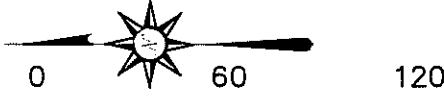
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OUTLOT 1 DETAIL



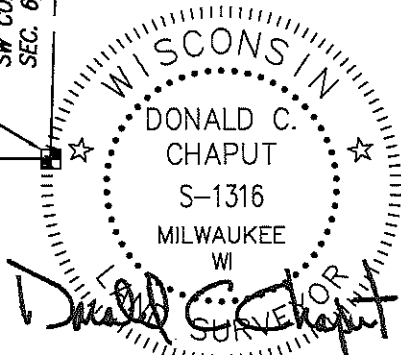
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1 inch = 60 ft.

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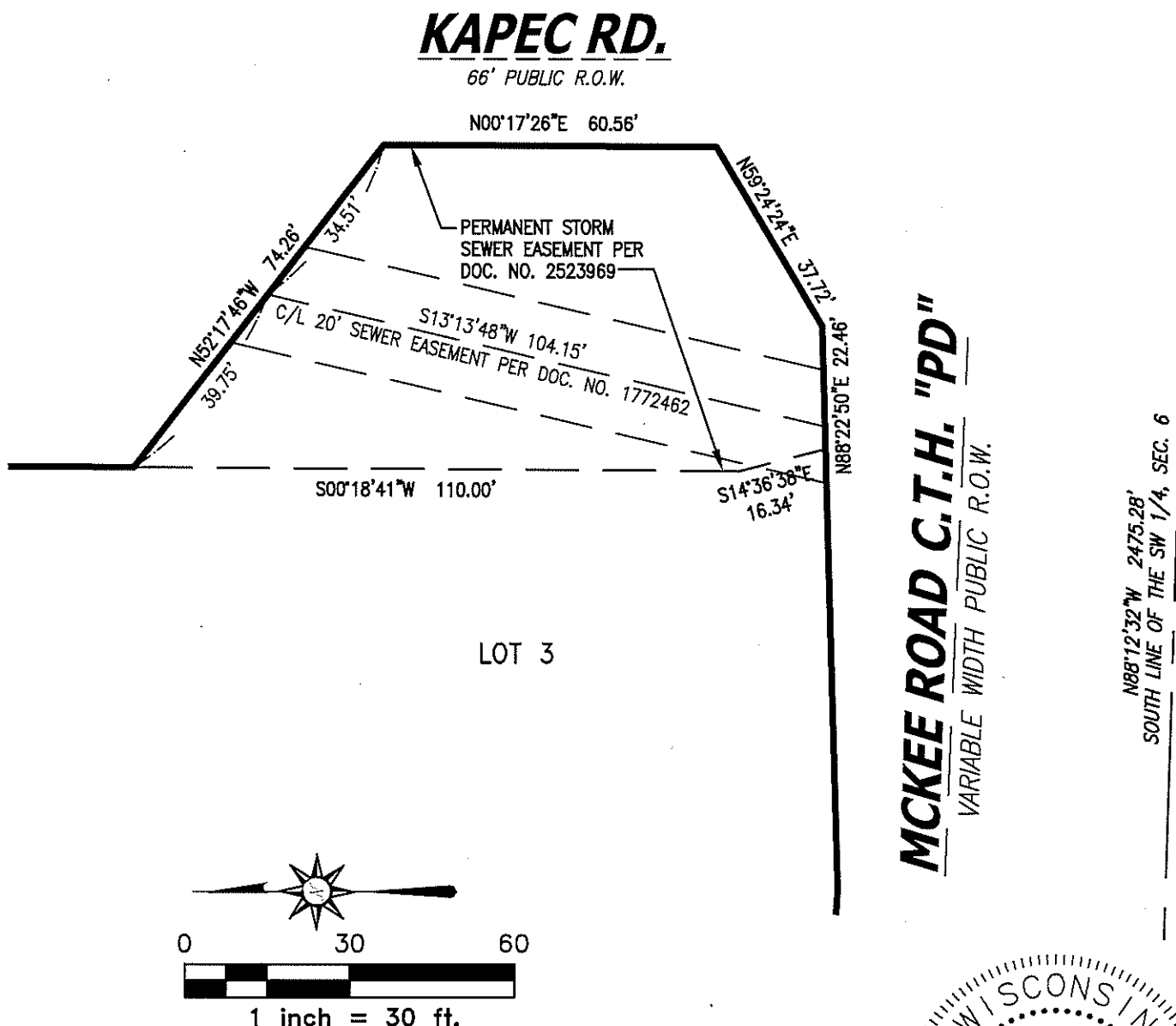
Date: June 15, 2020
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Sheet 2 of 5 Sheets

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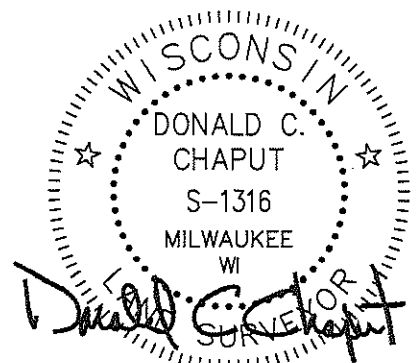
EXISTING EASEMENTS FOR REFERENCE ONLY



CHAPUT
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Date: June 15, 2020
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Sheet 3 of 5 Sheets

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CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN} :SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4; thence North 00°54'30" East along the West line of said Southwest 1/4 60.00 feet to the point of beginning of lands described hereinafter; thence North 00°54'30" East along said West line 1260.95 feet to a point in the South line of Fourth Addition To Jamestown; thence South 88°14'32" East along said South line 1185.15 feet to a point; thence North 00°59'08" East along said South line 108.79 feet to a point; thence South 88°02'32" East along said South line 959.76 feet to a point; thence South 00°07'28" West 287.03 feet to a point; thence South 03°26'32" West 105.92 feet to a point; thence South 00°19'42" West along the West line of Kapec Road 844.99 feet to a point; thence South 52°17'46" East along said West line 74.26 feet to a point; thence South 00°17'26" West along said West line 60.56 feet to a point on the North line of McKee Road "CTH PD"; thence South 59°24'24" West along said North line 37.72 feet to a point; thence South 88°22'50" West along said North line 102.87 feet to a point; thence North 85°54'32" West along said North line 364.01 feet to a point; thence North 82°12'43" West along said North line 68.92 feet to a point; thence North 88°12'32" West along said North line 159.48 feet to a point; thence North 79°11'09" West along said North line 155.27 feet to a point; thence North 88°12'32" West along said North line 349.78 feet to a point; thence South 89°04'54" West along said North line 149.60 feet to a point; thence South 89°03'48" West along said North line 271.64 feet to a point; thence North 88°12'32" West along said North line 255.12 feet to a point; thence South 89°47'50" West along said North line 209.06 feet to a point; thence South 81°09'39" West along said North line 100.03 feet to the point of beginning.

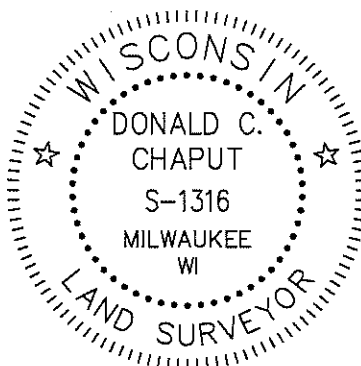
Said lands as described contains 2,763,607 square feet or 63.4437 Acres.

THAT I have made the survey, land division and map by the direction of WINGRA REAL ESTATE, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Regulation of the City of Fitchburg in surveying, dividing and mapping the same.

June 15, 2020
DATE



Donald C Chaput
DONALD C. CHAPUT
PROFESSIONAL LAND
SURVEYOR S-1316

DRAFT

CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin

CORPORATE OWNER'S CERTIFICATE

WINGRA REAL ESTATE, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Fitchburg.

WINGRA REAL ESTATE, LLC, as owner, does further certify that this map is required by S.236.34 to be submitted to the following for approval or objection: City of Fitchburg.

IN WITNESS WHEREOF, the WINGRA REAL ESTATE, LLC has caused these presents to be signed by the hand of _____, on this _____, day of _____, 2020.

In the presence of:

WINGRA REAL ESTATE, LLC

STATE OF _____ }
COUNTY } :SS

Personally came before me this _____ day of _____, 2020, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public,
State of Wisconsin
My commission expires _____
My commission is permanent

CITY OF FITCHBURG APPROVAL

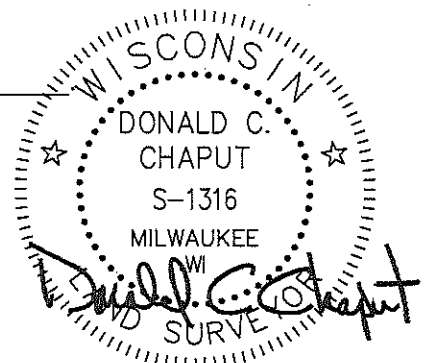
This Certified Survey Map, including any dedications shown thereon, has been duly filed with and approved by the Common Council of the City of Fitchburg on this _____ day of _____, 2020.

TRACY OLDENBURG, CITY CLERK

REGISTER OF DEEDS CERTIFICATE

Received for recording on, this _____ day of _____, 2020.
Recorded in Volume _____ of Certified Survey Maps on Pages _____

Kristi Chlebowski, Dane County Register of Deeds



CHAPUT
LAND SURVEYS

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CHAPUT

LAND & SURVEYS

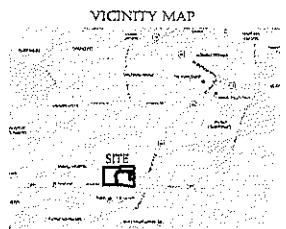
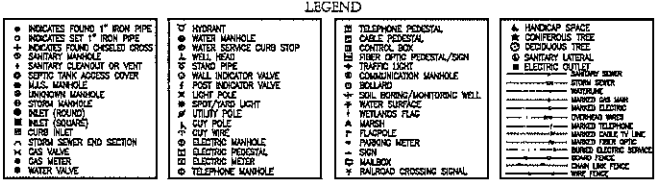
234 W. Florida Street
Muskegon, MI 55204

414-228-4008
www.chaputland.com

Date	Revision Description	Fair
Mar 30, 2020	Additional Inverts	

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Drawing No. 20-0033-30TOPG3476-1st



-CHAPUT LAND SURVEYS-

BASIS OF BEARINGS
Bearings are referenced to the Dade County Coordinate System in which South line of the SW 1/4 bears $188^{\circ}12'32''$ W.

Part of the Southwest Quarter of Section 54, Town 54 North, Range 17E East, Town of Platteburg, Dane County, Wisconsin, is described as follows: Beginning at a point on the South line of said Section 54, North 69°07' West, 207.00 feet from the South line North 01°07' West 556.6 feet to an iron stake; thence North 68°42' West 33.6 feet to an iron stake; thence North 0742' West an old fence post; thence North 84°52' West 590.0 feet to an iron stake; thence South 07°06' West 128.3 feet to an old fence post; thence South 11°50 1/2 feet to an old fence post on the West line of said Section 54; thence South 67°42' West 102.0 feet to the Corner of said Section; thence South 19°10' East along said South line 218.6 feet to the point of beginning; Parcel 3.

[illegible]

EXCEPTING however that part of the above described premises described in Document No. 979771 and described as follows: Part of Quarter [SE]4 of the Southern Quarter [SW]14, Section 66, Town of Ribbing, DuPage County, Wisconsin, described as follows: An Easement to the South across the West 1/2 of Section 66, Thence North 67°01' West 94.8 feet to an iron stake; Thence North 67°01' West 100.0 feet to an iron stake; Thence North 67°01' West 100.0 feet to an iron stake; Thence South 23°00' West 300.0 feet to an iron stake; Thence North 69°50' West 500.0 feet to a 1/2 acre corner of a proposed street; Thence North 67°01' West 300.0 feet along and continue to the points of beginning.

AND ALSO EXCEPTED land described in Warranty deed, recorded February 20, 1938 in Document No. 2327878 and Warranty deed, recorded in Document No. 2359999 and Warranty deed, recorded October 31, 2004 in Document No. 4151668 and Warranty deed, recorded October 31, 2004 in Document No. 4265453 and land described in Certified Survey Map No. 4733, recorded as Document No. 3144444 and Warranty deed, recorded October 31, 2004 in Document No. 4151668 and Warranty deed, recorded October 31, 2004 in Document No. 4265453 and land described in Addition to Tameless Hill.

[illegible]

PARKING SPACES
There are no parking stalls marked on this site.

FLOOD ZONE
Based on Flood Insurance rate maps of the County of Davis, California's Flood Map 30503-0001-00 effective date of January 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
The zoning information needed below is taken from the municipal code ordinance. It does not reflect any restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A Item (d) so do not be relied on for site development purposes.

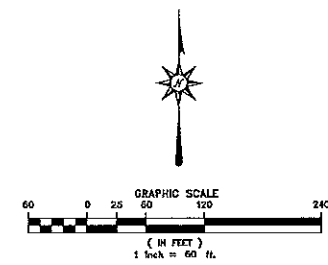
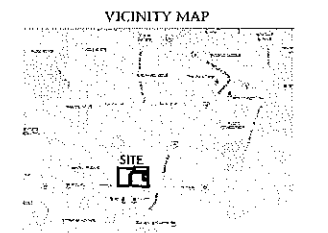
Municipal Code Sec. 22.313.
Site is zoned: R-D (Rural Development)
Site setbacks: 40 feet
Side setbacks: 10 feet
Rear setbacks: 30 feet
Rear setbacks: 50 feet
Maximum building height: 45 feet

LAND AREA
The total area of the subject property is 2,447,484 square feet or 56,073.2 acres.

NOTE
No Gas or Electric plans were provided by the City at the time of survey.

TABLE "A" - ITEMS

1. Utility files are shown from visible surface evidence, municipal plans and from plans and maps provided by Eggen Holding, the One-Call Utility locating system (Wisconsin Statute 187.01 (1) (a) (i) (b) (Number 100100531) 11 762010053131.
2. There is no visible evidence of earth moving, building construction or building additions within recent months.
3. There are no changes in street right of way lines either completed or proposed, as evidenced by the section photographs. Observable evidence of recent street or sidewalk construction or repair is nil, as shown.
4. There is no evidence on site of disturbed wetland areas.
5. There were no official statements or statements benefiting the survey property disclosed in furnished this Commitment at the time of survey.



A	BUILDING ENCROACHES OVER PROPERTY LINE
B	FENCE ENCROACHES ON PROPERTY LINE
C	PLAY SET ENCROACHES ON PROPERTY LINE
D	BRICK STEPS ENCROACHES ON PROPERTY LINE

TO: Wingra Real Estate, LLC, a Wisconsin limited liability company, or designee
Amrock Commercial
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 15, 17, 18, 19, 20, 21 and 22 of ALTA thereof. The field work was completed on March 13, 2020.

Date of Map: March 20, 2020

[illegible]